

Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jonathan Lack, Vice Chairperson
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

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SEP 21 2022

TOWN OF DUANESBURG
TOWN CLERK

Town of Duanesburg
Zoning Board Minutes
August 16th, 2022
Final Copy

MEMBERS PRESENT: Nelson Gage- Chairperson, Jonathan Lack- Vice Chairperson, Matthew Ganster, and Charles Leoni. Also attending Clerk -Melissa Deffer.

INTRODUCTION:

Nelson Gage opened the meeting at 7:00 pm. Gage welcomed everyone to tonight's meeting.

OPEN FORUM:

Nelson Gage opened the open forum at 7:01 pm.

Nelson Gage closed the open forum at 7:02 pm.

PUBLIC HEARINGS:

None

New Business:

#22-07 Tiscione, Matthew: SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking an area variance and side yard variance to replace an existing structure with a new structure under sections 7.1.5; 7.1.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Tiscione explained that there is an Uninhabitable camp currently on the property built in the 1950's that he would like to take down. Currently the camp is 1.8 ft away from the eastside property line, and 6.1 ft westside yard property line. Mr. Tiscione would like to be build the new home 8ft from the eastside yard property line and 12 ft from the westside property line. The Board explained that the lot is considered a preexisting undersized lot and the side yard setbacks can be prorated. The camp currently has sewer hookup, so Mr. Tiscione would like to keep the front of the house where the current camp is which would require a front yard setback variance of 8 ft. On the westside of the property line there is a 10ft right of way to the lake for a neighbor down the road.

Gage/Lack made a motion that the **#22-07 Tiscione, Matthew** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

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No further action pursuant to SEQRA is required.

Gage aye, Lack aye, Ganster aye, Leoni aye. **Approved.**

Lack/Gage made a motion to set a public hearing for September 20th, 2022, at 7pm, or there about for the application of **#22-07 Tiscione, Matthew:** SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking an 34,960 sqft area variance, 8ft front yard variance and an 4 ft east side yard variance under sections 13.1.2 ;7.1.5; 7.1.6(1)(2) of the Town of Duanesburg Zoning Ordinance.

Lack aye, Gage aye, Leoni aye, Ganster aye. **Approved.**

#22-08 May, Denise: SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a right-side yard variance of 4.5ft and left side yard variance of 6.4 ft to replace an existing structure with a new structure under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance. Mitchel Blackfield from Clayton homes is representing Denise May. Mr. Blackfield explained that Mrs. May lives in Florida and has inherited a family camp on Duane Lake. An existing structure was on the property but was recently demolished. Due to the shape of the property on the lake and locations of the neighboring wells and driveway location, limits where the location of the new purposed septic will be. So, a variance will be needed. Mr. Blackfield explained

Gage/Lack made a motion that the **#22-08 May, Denise** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

No further action pursuant to SEQRA is required.

Gage aye, Lack aye, Ganster aye, Leoni aye. **Approved.**

Lack/Ganster made a motion to set a public hearing for September 20th, 2022, at 7pm, or there about for the application of **#22-08 May, Denise:** SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a northside yard variance and southside yard variance under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance.

Lack aye, Ganster aye, Leoni aye, Gage aye. **Approved.**

OLD BUSINESS:

None

OTHER:

#22-06 Callahan, Paul: SBL#67.00-2-11.41, (R-2) located at 646 W Duane Lake Rd is seeking an Area Variance to sell an existing undersize lot as a building lot in a R-2 Zoning District under section 8.5(1) of the Town of Duanesburg Zoning Ordinance. Mr. Callahan was not in attendance and no new information was submitted to the Board.

Lack/Gage made a motion to table the **#22-06 Callahan, Paul** application until the September 20th, 2022, meeting.

Lack aye, Gage aye, Leoni aye, Ganster aye.

MINUTES APPROVAL:

Lack/Ganster made a motion to approve the June 21st, 2022, Zoning Board minutes with minor corrections.

Lack aye, Ganster aye, Leoni aye, Gage aye. **Approved.**

Lack/Gage made a motion to approve the July 19th, 2022, Zoning Board minutes with no corrections.

Lack aye, Gage aye, Leoni aye, Ganster aye. **Approved.**

ADJOURNMENT:

Ganster/ Lack made a motion to **adjourn at 7:51 pm.**

Ganster aye, Lack aye, Gage aye, Leoni aye. **Approved**